



## ***City of El Paso – City Plan Commission Staff Report***

**Case No:** PZRZ11-00057  
**Application Type:** Rezoning  
**CPC Hearing Date:** January 12, 2012  
**Staff Planner:** Esther Guerrero, 915-541-4720, [guerreroex@elpasotexas.gov](mailto:guerreroex@elpasotexas.gov)

**Location:** 7204½, 7208, 7210, 7212, 7214, 7216, 7218, 7220, 7222, 7224, 7226, and 7228 North Loop Drive

**Legal Description:** Portion of Lots 3 through 15, Block 6, Stiles Garden, City of El Paso, El Paso County, Texas

**Acreage:** 3.8059 acres  
**Rep District:** 3  
**Zoning:** A-2 (Apartment)  
**Existing Use:** Mobile Homes, vacant  
**Request:** C-3 (Commercial)  
**Proposed Uses:** Apartments, commercial center, dancehall  
**Property Owner:** 7 M Enterprises, LLC  
**Representative:** Ray Mancera

### **SURROUNDING ZONING AND LAND USE**

**North:** C-4 (Commercial), R-F (Ranch & Farm), M-1 (Manufacturing) / vacant, single-family  
**South:** C-4 (Commercial), C-1 (Commercial), A-2 (Apartment) / single family, apartments  
**East:** C-3/sc (Commercial/special contract), C-3 (Commercial) / auto shop, apartments  
**West:** A-2 (Apartment) /flower shop

**The Plan for El Paso Designation:** Mixed-Use (Mission Valley Planning Area)

**Nearest Park:** Stiles Park (2,026 feet)

**Nearest School:** Ramona Elementary (2,674 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Stiles Garden Neighborhood Association

### **NEIGHBORHOOD INPUT**

Notices of the January 12, 2012 public hearing were mailed to all property owners within 300 feet of the subject property on December 22, 2011. The Planning Division received one phone call in opposition to allow a dance hall.

### **APPLICATION DESCRIPTION**

The request is to change the zoning from A-2 (Apartment) to C-3 (Commercial) to allow retail/office uses, apartments, and a dance hall. The conceptual site plan shows a two phase development, with Phase I consisting of 3 buildings with office, retail, and dance hall uses; Phase II shows the development of three buildings with 12 apartment units. Access to the subject property is proposed via four driveways from North Loop Drive.

### **PLANNING AND ECONOMIC DEVELOPMENT-PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **denial** of C-3 (Commercial) and instead recommends **approval** of C-1 (Commercial).

C-3 (Commercial) uses are incompatible with surrounding residential uses and districts. The C-1 (Commercial) district will allow the proposed retail, office, and apartments but will not allow the dancehall. The purpose of the C-1 (Commercial) districts is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

### **The Plan for El Paso-City-Wide Land Use Goals**

All applications for rezoning shall demonstrate compliance with the following criteria:

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.
- b. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.
- c. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
- d. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the City's neighborhoods.

The purpose of the C-3 (Commercial) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the City. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

### **Development Coordinating Committee Review**

The DCC reviewed and discussed the application for rezoning and offered no objections to Planning Staff's recommendation for **denial**.

### **Department of Transportation**

Department of Transportation does not object to the proposed rezoning request. Notes: 1. Sidewalks shall continue across driveways. 2. Access to North Loop shall be coordinated with TXDOT. 3. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in accordance with the current City of El Paso Design Standards for Construction and shall be ADA/TAS compliant.

### **Engineering – Construction Management Division-Plan Review**

No comments received.

#### **Land Development**

1. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.\* 2. Grading plan and permit shall be required.\* 3. Storm Water Pollution Prevention Plan and/or permit required.\* 4. Drainage plans must be approved by the Engineering and Construction Management Department, Land Development Section.\* 5. Applicant shall coordinate with TXDOT for drainage and access.\* 6. The Subdivision is within Flood Zone "X"- Panel # 480214 0041C, dated February 16, 2006.

\* This requirement will be applied at the time of development.

### **Fire Department**

No comments received.

### **Sun Metro**

Sun Metro does not oppose this request.

### **El Paso Water Utilities**

1. EPWU does not object to this request.

#### Water

2. There is an existing 12-inch diameter water main that extends along the eastbound lanes of North Loop Road fronting the northern boundary of the subject property. This water main is available for service.
3. Previous water pressure tests from fire hydrant # 1813 located adjacent to the westbound lanes of North Loop Road north of the subject property have yielded a static pressure of 90 (psi) pounds per square inch, a residual pressure of 70 psi and a discharge of 1353 gallons per minute (gpm).
4. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

#### Sanitary Sewer

5. There is an existing 8-inch diameter sanitary sewer main that extends along the eastbound lanes of North Loop Road fronting the northern boundary of the subject property. This sanitary sewer main is available for service.

#### General

6. Application for new water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

#### **CITY PLAN COMMISSION OPTIONS**

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the change of zoning application:

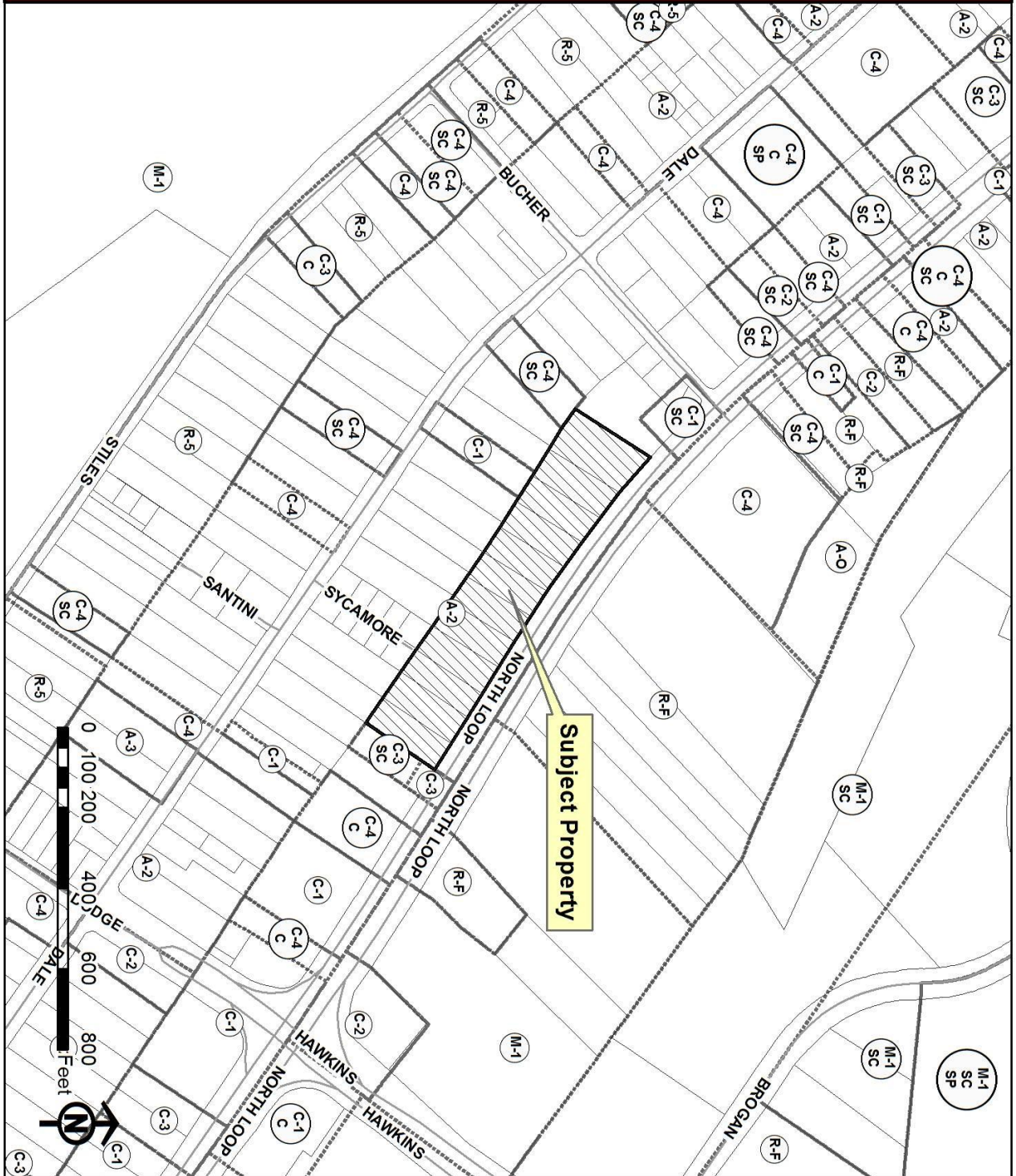
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

#### **Attachments**

1. Zoning Map
2. Aerial Map
3. Conceptual Site Plan

ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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# ATTACHMENT 3: CONCEPTUAL SITE PLAN

